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THE CHARITIES REVIEW

Vacant-Lot Cultivation

By
FREDERIC W. SPEIRS, SAMUEL McCUNE LINDSAY,
AND FRANKLIN B. KIRKBRIDE

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THE CHARITIES REVIEW

THE purpose of THE CHARITIES REVIEW is to bring together, in readable form, the best thought and experience of the hour concerning men and women who can not get through life alone, whether because of ignorance, poverty, disease, or whatever else. It tells, in other words, the current story of society in relation to its inefficient members. It serves throughout the country as an index and a guide to individual and local efforts for the betterment of social conditions. Whether the reader is interested in the classes of which it treats from a philanthropic standpoint, or because they are, in many instances, a burden and a menace to the community, the work of the REVIEW in throwing light on the actual *facts* of the problem will be equally of value to him.

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VACANT-LOT CULTIVATION.

BY FREDERIC W. SPEIRS, SAMUEL McCUNE LINDSAY,
AND FRANKLIN B. KIRKBRIDE.

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I.—INTRODUCTION.

We are beginning to realize that in our modern civilization we have to deal with an ever-changing yet never-absent class of unemployed men and women, who for various reasons can find no place in the industrial system. At quite regularly recurring intervals, general industrial depressions settle down upon us, and hundreds of thousands of workers are deprived of regular employment for months. Forces beyond their control close the factory doors against them, drive them from workroom and store, and turn them into the streets to beg in vain for a chance to earn a living. As the outlook brightens and business revives, the larger part of those excluded from employment are gradually reabsorbed by the industrial system, but even in the most prosperous times we have a residual class of the unemployed in our cities, recruited from those who are temporarily thrown out of work by some peculiar and abnormal condition. The individuals in this class are changing constantly, and the numbers vary greatly from time to time, but the class is permanent.

The recent depression, with its widespread suffering of the workless, strained to the utmost the resources of every existing plan of relief, and it created a new one,—the cultivation of vacant lots. The new plan originated in Detroit. During the spring of 1894 it occurred to the mayor of that city, Hazen S. Pingree, that the unemployed could at least secure food for their families if they could employ themselves upon the land. He observed that there was a large amount of unused land in the city,—6,000 acres, it was found later. He therefore appointed a committee to secure for the unemployed the privilege of raising food for themselves on the vacant lots of the city. The owners of the unused land responded liberally to the appeal to aid their poorer neighbors in this new fashion, and the use of several thousand acres of land was promptly tendered. Four hundred and thirty acres were accepted and prepared for cultivation. The land was then allotted to 945 families in lots varying in size from one-quarter to one-half acre. The main crop suggested was potatoes, and more than 14,000 bushels of these were raised the first year. Other crops brought the total estimated value of the produce up to $14,000. The committee had expended only $3,600, and the new

plan of helping people to help themselves had thus proved a financial success. It was successful in other respects, and Detroit expressed its verdict in an ordinance appropriating $5,000 for vacant-lot cultivation during the season of 1895.

Meantime the work had attracted much attention throughout the country. "Pingree's potato patches" were widely discussed and eagerly watched by philanthropic people. The manifest success of the work of the first season in Detroit inspired experiments elsewhere. About twenty cities and towns tried the plan in 1895, and about a dozen reported very satisfactory results. Several important cities made enthusiastic statements of large success. In other cities lack of success was explained by poor organization or late beginning. The experience of Detroit under municipal management during the second season proved entirely satisfactory to those most interested.

The work of the third season, that of 1896, was greatly aided by an excellent report on the "Cultivation of Vacant City Lots by the Unemployed," prepared by Mr. Bolton Hall and Dr. William Howe Tolman, General Agent of the New York Association for Improving the Condition of the Poor, and published in December, 1895, by the association. The report gave exact information regarding the best methods of vacant-lot cultivation as worked out very carefully by the New York committee and its efficient superintendent, Mr. J. W. Kjelgaard. It also contained brief reports of the work in other cities, and its publication did much to spread abroad a knowledge of the methods of vacant-lot cultivation and to bring the various experimenters into touch. The records for 1896 show that very few additional cities undertook the work in this year, but in several places the experience of the preceding season asserted itself in larger results. During this season the public authorities of Buffalo assumed the cultivation work which had been hitherto conducted by a private association, and Reading, Pennsylvania, also adopted the plan of public administration.

During the last season, that of 1897, Chicago, Kansas City, Philadelphia, and Providence, R. I., were among the new converts to the idea. A reference to the statistical summary opposite page 13 will give the details of the development of the work in the several cities in which notable experiments have been made.

Vacant-lot cultivation as an agency of relief for the unemployed rests upon the sound basis of self-help. It means an opportunity in times of stress to earn by honest toil the sustenance that can not be obtained through the regular channels of employment. The self-respecting man who is able-bodied does not want charity; he wants work, that he may earn sufficient food and shelter for his family. This the vacant-lot plan offers. The cultivator is given the use of land that would otherwise be useless for the time, and he is further provided with seed and instruction

only. In some cases he is given an opportunity to pay for these, so that he may not feel that he is an object of charity.

The excellent moral effect of giving needed aid through vacant-lot cultivation is evidenced by the almost invariable testimony of those engaged in the work. All reports dwell upon this feature of the plan. It not only preserves self-respect, but it restores the self-respect of those who have lost it.

No intelligent advocate of the work claims that it is a panacea for the evils of lack of employment. Its most important mission is simply to serve as a useful emergency measure to help those who are temporarily out of work to support life meantime by honorable toil. Other advantages have been claimed for it with some measure of truth. Emphasis has been justly laid on the opportunity it affords for the pathetic class of old men crowded out of our strenuous industry to still earn a living. Another service of considerable importance in the minds of many people is its tendency to induce those who have failed to win a place in the city to seek work in the country. In many cases cultivators have graduated from a vacant lot to a farm, but manifestly the influence of the movement in this direction is of minor significance.

The results thus far attained, and fully set forth in the succeeding sections, do not warrant positive prediction, but they seem to indicate that vacant-lot cultivation is destined to play an important part in our civilization as a measure of temporary relief of the most pressing needs of the unemployed.

II.—PRESENT STATUS AND PROSPECTS.

Thus far vacant-lot cultivation has been more or less sporadic and but poorly organized. It is exceedingly difficult to obtain reliable statistical data concerning the work anywhere, with the possible exception of New York and Philadelphia. In the two latter cities very careful records have been kept, covering almost all questions of importance, but in most other places, even where the figures are satisfactory so far as they go, they do not cover many points of inquiry about which we would like to know. Another statistical difficulty lies in the fact that there is almost no uniformity in methods of accounting. Thus for purposes of comparison we have scarcely any returns at all. At best, therefore, we shall endeavor in the following statements to give some idea, first, of the magnitude of the work throughout the country for the season 1897, and second, wherever possible, a summary of the results in the preceding years, to indicate the growth of the movement at particular points. Inasmuch, however, as the work in many cases has been under the management of different committees or in the control of different societies in the several years enumerated, there is no assurance that the records were kept in the same way. For example, the number of acres under cultivation may or may not include some land used as a co-operative farm for the benefit of

dispossessed gardeners; the amount expended for seed sometimes includes tools and sometimes it does not; the item of expenditure for plowing usually includes harrowing, but not always. The greatest possible variety of method is employed in estimating the total value of the crops. In addition to the actual cash received by the several gardeners for so much of the crops as they may have sold, it is necessary to estimate the cash value of that part of the produce consumed by the gardeners and their families. It will manifestly make a great difference whether these values are estimated, supposing that the quantities are accurately known, according to the value at the time at which they were harvested or at the time at which certain other portions of the crop were actually sold. As an illustration of this difference, it was stated in Detroit by a member of the committee that the estimated value of the 61,840 bushels of potatoes which were harvested in 1895, according to prices which were obtained from March to August, during which period most of the crops were consumed, would have been $40,196; but at the time when the report of the season was made up this crop was estimated at the then prevalent market prices, and the potato item figured only to the extent of $15,460. Unfortunately, in other cities we are not told in the reports that are accessible which of these two methods has been pursued in the several cases. Great care must therefore be exercised in drawing any sweeping deductions from comparisons of the returns in different cities, or even within the same city for different years. It may be said, however, in justification of the statistics herewith furnished, that they are the best that patient effort over a considerable period has been able to procure. The movement is as yet in its infancy, and the matter of uniformity in methods and accuracy in the keeping of records has doubtless seemed a question of secondary importance from the point of view of the several local committees and superintendents.

SEASON OF 1897.

From the reports which we have collected it will be noticed that vacant-lot farming was carried on during the last season, namely, that of the summer of 1897, in the following cities: Boston, Brooklyn, Buffalo, Chicago, Dayton (Ohio), Denver, Detroit, Duluth, Kansas City, Minneapolis, New York, Omaha, Philadelphia, Providence (Rhode Island), Reading, Seattle (Washington), and Springfield (Massachusetts). This list does not include several other cities which tried the plan in previous years, but gave it up for lack of interest, support, or success.

DETROIT.

In Detroit the work has been taken up as a municipal enterprise under the management of the Agricultural committee, which was appointed by Mayor Pingree for the purpose of relieving the unemployed, whose numbers were increasing

greatly as a result of the hard times in the winter of '93–94. During the year 1894 $3,600 was raised by subscription, but much time and service were given by city officials in the prosecution of the work. In 1895 $5,000 was appropriated by the Common Council for this purpose. In 1896 $4,000 was appropriated and the city poor commission selected all the families to whom lots were issued, with two exceptions assigned by the committee. The report of the Agricultural committee for 1896 states that in the three years, '94, '95, and '96, the city was saved an amount of taxation nearly equal to the difference between the total amount expended, $10,893.35, and the value of the crops raised, $72,-790.10, or $61,896.75, the net profit. The report continues: "As a purely business transaction the Pingree Potato Patch plan is, to say the least, a very decided success." The committee in Detroit has also recommended that in addition to the land secured by donations from individuals the city purchase a farm. The Mayor of Detroit in his annual message to Common Council in January, 1895, said, "It seems to me the experiment has clearly demonstrated, first, that at least ninety-five per cent of the people who are in destitute circumstances as a result of the hard times are ready, willing, and anxious to work; second, that a large number of these people can be supported by utilizing vacant lands on the outskirts of the city; third, that a very small space of ground is sufficient to raise enough vegetables to support a family through the winter; fourth, that a majority of our citizens who own vacant land would much rather allow it to be cultivated by the poor than to pay a large tax for their support; and fifth, that the needy are therefore assisted without creating the demoralization in the habits of the people that gratuitous aid always entails." The report of the Agricultural committee issued October 10, 1896, speaks in the highest terms of the care bestowed by individual owners upon their lots, and reiterates in substance the above opinion concerning the results of the experiment. One statement is worthy of note, namely, that "no matter how prosperous the country may be in the future, there will always be those who require assistance, and it will be the part of wisdom and economy to make provision in advance." From this sentence it would seem that the committee regards its work as a temporary expedient, so far as individual families are concerned, but as of more or less permanent value as a means of meeting the fluctuating temporary need of an unemployed class, which will always be with us, though the individuals of that class may change from year to year.

BUFFALO.

Buffalo is next in importance of the cities where the work has been put under municipal control. Mayor Hewett, of Buffalo, started the work in 1895, and formed for the purpose the Buffalo industrial association. A subscription fund of $2,000 to

defray expenses was raised, and one of the results of the work in that year was a noticeable falling off in the demands upon the poormaster for public relief. This fact, together with the gratifying financial results of the year 1895, enabled the mayor to procure the passage of an act by the legislature of New York to permit the city of Buffalo to appropriate funds for continuing the work. This act was passed in the spring of 1896, and the city council unanimously appropriated $3,500. A similar appropriation of $3,000 in amount was made by the council for the work in the year 1897, and the work was so economically conducted that the cost to the city for each plot of about one-third of an acre was only $1.80, as against $2.38 in 1896, and $3.48 in 1895. The mayor's secretary states in a letter of recent date, that at least 10,590 persons were relieved in 1897, with an estimated saving to the city of nearly $30,000; 700 acres of land were plowed at a contract price of $2.85 per acre, and the land was harrowed, rolled and staked at a cost of thirty-five cents per hour. The average yield was about thirty bushels of potatoes to each one-third of an acre plot.

MUNICIPAL ENTERPRISES.

So far as the work for the season of 1897 is concerned, Detroit and Buffalo are the only two cities where it was conducted entirely as a municipal enterprise. In Kansas City the work was carried on by the agricultural commission of the municipality, appointed by the mayor, but our reports are not conclusive concerning the method by which the money was raised for the undertaking. In almost all cases public authorities have co-operated to some extent in furthering this movement, but in the majority of cities, other than those alluded to, the work has been conducted by private committees, or more frequently by the charity organization societies, or other benevolent bodies. In 1895 and 1896 in Toledo, Ohio, and in 1896 in Reading, Pennsylvania, the work was carried on through appropriations from the municipality.

BOSTON.

Boston is the only city that has rented all the land used from the start. Here for three years, on a farm of sixty acres, from fifty to eighty families have been assisted. Good records have been kept, and a normal view of such work can be obtained from this experiment. The total value of the crops each year, for three years, has been just about double the total amount expended. In the year 1896 it was estimated that the average gross yield per worker was $34.15, and that, deducting from this sum the average amount contributed per worker, there was left a net yield per worker of $20.33. The lots were taken by persons of several nationalities, but the majority were Americans. In 1896 thirty-two of the fifty-two persons who had lots in 1895 applied again. During the

last season (1897) there was a blight and partial failure of the potato crop in Boston, but the superintendent states that the gardeners suffered less than many other New England farmers, and that the enhanced price, owing to the general scarcity, atoned in a measure for small crops. The average yield per lot was twenty-two bushels, and the prevailing prices ranged from ninety cents to $1.40, while those for the previous year were fifty to sixty cents. It is interesting to note, however, that the committee states that a change of land for 1898 will be imperative because of the necessity of rotation of crops. "It would be doubtful, if not poor, farming to raise potatoes for the fourth successive year from the same land." An effort will be made to get a grant of land from the park commissioners.

BROOKLYN.

Brooklyn is another city that has tried the experiment for several years. At first a committee appointed by the mayor raised a fund by private subscription, and during the third and last season of 1897 the Associated Charities has had the work in charge. During the two first years between five and six hundred dollars per year were expended, with results not wholly satisfactory. The land was very inaccessible and work was begun late in the season. Only a few persons availed themselves of the opportunity to take gardens, and this added to the proportionately high cost of superintendence. During the second and third years a notable feature of the work was the aid granted by the Brooklyn elevated railroad in giving the gardeners free transportation to and from their gardens by means of a free-ticket system carefully guarded from abuse. The committee felt that the return from the lots during the two first years more than paid the cost in money outlay, and was therefore justified as a good method of distributing so much relief through work, but the results did not create the enthusiasm observed in other places where the amounts thus distributed doubled or even quadrupled in the process of spending.

DENVER.

In Denver the results during three years have been remarkably good from the financial point of view. The experiment has been conducted by a representative committee from the Associated Charities, the Woman's club, and the public authorities. In 1897 the cash return from the sixty-six lots assigned amounted to $525.15, in addition to the crops consumed by 376 persons. The total estimated cash value of crops has been from six to nine times the amounts expended. Of course this probably means that many necessary things were contributed without reckoning their money value in the item of cost. One-third of the gardens were allotted to women.

At Seattle, Washington, the work has been continued for three years with very even and satisfactory results. Very small lots are furnished, usually 40 by 100 feet in size. Tools were furnished during the first season,

but not since. Of 200 applicants in 1897, fifty-six had held lots one year previously, and twenty-seven for two years previously. The money value of the crops is estimated at from four to nine times the money outlay.

NEW YORK.

New York city has perhaps done most of all to spread a knowledge of the methods and possibilities of this work. It was started there in 1895, under peculiar difficulties because of the scarcity of land, by a representative committee from several benevolent societies, but organized by and working under the Association for Improving the Condition of the Poor. During the first year a good-sized plot of ground was secured through Mr. Steinway, on Long Island, and the committee has had the able services of Mr. J. W. Kjelgaard without cost as superintendent. The most accurate social statistics concerning the applicants were filed. From these records it is possible to see just how much preparation for garden work each individual had, and it was found to be, as a rule, very little. The financial returns indicated during the first two years between two and three dollars in crops for every dollar of expense. During the past season we see a curious illustration of the limitations of this work. It was found impossible to secure in the city any quantity of land that could be economically worked, and so only a few allotments were made. No detailed financial record was kept, but the superintendent reports that most of the farmers did well, and that the committee went to little or no expense for seed, tools, etc.

SPRINGFIELD, ST. PAUL, TOLEDO.

Thus far we have discussed only the older experiments, those that have had a continuous existence for three years. Springfield, Massachusetts, properly belongs in this category, but there is little to report from that city. About four acres of land have been given out in small lots under the care of the Union Relief Association. A few families have been helped in this way, but no record of cost nor results has been kept.

St. Paul began the work in 1895 under the direction of a citizens' executive committee, but the results discouraged further effort, because in that year the price of potatoes was so low that it did not repay the effort of raising them.

In Toledo, Ohio, the work was begun in 1895 and continued for two years. One season proved too dry, and the second too wet, for successful crops, and so the experiment was given up.

ROCHESTER.

Rochester, New York, began the work in 1895 under the direction of the overseer of the poor. Owners of lots in the suburbs rented them for the purpose, and the men applying for aid were given tickets for so many days' work on these lots. Potatoes only were tried. The scheme was not considered very satisfactory as to results, because the work given was not steady and the workers had no interest in the gar-

dens. The men were paid wages. The crops were good; 2,300 bushels of potatoes were harvested and distributed by the overseer among needy applicants during the following winter. About two days' work were given each week to each man, so that he could earn from $3 to $4.50 per week, but these wages were paid in fuel or provisions from the Poor store. Thus it is seen that the Rochester experiment was not in reality along the lines of vacant-lot farming, but rather a method of furnishing employment by the city and distributing out-door relief.

REPORTS FOR 1897.

From Philadelphia, Chicago, Dayton (Ohio), Providence (Rhode Island), and Kansas City, the reports for the past season are those of their first year. All have profited by the experience elsewhere, and all report most encouraging results. Philadelphia had about twenty-seven acres under cultivation in ninety-six allotments, which showed an average yield of $61 per lot and a return of more than $3 for every dollar expended throughout the whole experiment. Details are given below in a special section on the Philadelphia work.

CHICAGO.

In Chicago forty acres were under cultivation in 148 allotments. The land was located at Englewood and the work managed by the Bureau of Charities. Lots were usually 33 by 300 feet in size. Thirteen nationalties were represented among the gardeners, though Americans predominated. Sixteen different kinds of vegetables were raised, and the superintendent writes: "Not only was the work uniformly well done, but some of the families treated their ground with a kind of pathetic tenderness, and worked over it as if they were caressing a dumb friend." Mr. Charles F.Weller, of the Bureau of Charities, goes on to say: "In only one case was the lot forfeited for lack of proper care. While it is impossible to tell exactly how many bushels of potatoes, beans, etc., were raised, because the families harvested a little at a time as fast as the produce ripened, yet it is clear how well the workers themselves were pleased with their gardens, for already 133 families have asked to be given lots next year, and all but five of these 133 have said that during the next season they would pay for their own plowing and seed. When one considers that those to whom lots were offered were the people taken from the lists of the county agent and the district bureau, and that preference was always given to the poorest, least resourceful people, the results are positively inspiring. An outgrowth of the summer's work has been the formation among the gardeners and their friends of a regular society called the People's Friendly club, which meets every Saturday night to enjoy a program given mainly by the members themselves, and including a discussion of social questions. Two special meetings have also been held in one of the schools, where audiences of 300 gardeners and friends have been gath-

ered. This altered application of the Pingree Potato Patch plan is the first of its kind in Chicago. The gardeners' club is the first of its kind in the country, and of all the seventeen cities which have inaugurated the cultivation of vacant lots by the needy, it is in Englewood alone that arrangements have been made to lead the lot holders to pay all their own expenses for plowing and seeds. The spiritual results of the gardens and of the People's Friendly club are especially valuable. The whole feeling among the people benefited is one so far removed from that of the willing dependent upon public alms that it is beautiful to see."

DAYTON.

At Dayton, Ohio, the work was undertaken by the Associated Charities and the Single Tax club. About forty acres were planted, and 167 families, representing about 650 persons, took lots of about a quarter of an acre each. The time devoted to the cultivation of the crops and the hours of work depended on the opportunities of the workers. Many were entirely without other work and spent nearly all of their time on their farms. Those who succeeded in finding regular employment elsewhere would work early in the mornings and in the evenings, and those having irregular employment elsewhere would work at odd intervals. The reports indicate a financial success, and plans are being made to make an early start in 1898 on a very much larger scale than last year. The crops were as follows: Potatoes, 1,985 bushels; turnips, 70 bushels; tomatoes, 75 bushels; corn, 3,225 dozen; beans, 175 bushels; cabbage, 5,020 heads; beets, 40 bushels; cucumbers, 5,000; besides lettuce, radishes, etc.

KANSAS CITY.

At Kansas City the work was begun in 1897 by the Agricultural commission, which secured from the Provident Association of that city a list of dependents, to whom the following letter was sent:

DEAR SIR:

Your name having been given to the Agricultural commission as one who has been assisted by the Provident association in this city, we now offer you the means of helping yourself.

If you desire to secure an allotment of land for cultivation in the present season, please fill out the enclosed blank and return same at once to the Mayor's office, City Hall. Your answer in this matter will be taken as an evidence of your desire and willingness to promote your own welfare. All the assistance will be rendered you in the preparation of land and supplying of potatoes and seeds for planting that the commission can afford.

Yours very truly,

Secretary.

One hundred and ten allotments were made from the names thus received; eight were found unsuitable applications, or their lots for other reasons were not planted; four lots were abandoned, leaving ninety-eight from which reports of crops were returned. The superintendent endeavored to get correct reports from each lot of the quantity of produce harvested. It is interesting to

notice the variety of crops in this report: Potatoes, 1,770 bushels; turnips, 229 bushels; onions, 42½ bushels; beets, 315½ bushels; beans, 440½ bushels; tomatoes, 155 bushels; cabbage, 832 heads; corn, 1,071 dozen; melons, 280; squashes, 16; peas, 37¼ bushels; radishes, 996 dozen; lettuce, 22½ bushels; cucumbers, 165; sweet potatoes, 30 bushels; mustard greens, 24 bushels; okra, 2; navy shelled peas, 2 bushels. To these quantities the superintendent assigned cash values based on the average price of the various products throughout the season.

DULUTH.

At Duluth, Michigan, the work was carried on during the past season, as indeed it had been for two years previous, by Bishop McGolrick, of the pro-cathedral, to whom land was freely offered for the purpose. He assigned plots to various persons, giving them such suggestions and personal help as possible without furnishing them with any tools, seed, or direct financial aid in cultivation. Thus the work was not organized, nor were any records kept of the crops. The Bishop says that 120 families were assisted in this way, and that the results indicate to him that with organization the plan could be made a very effective means of furnishing temporary relief in cases of need.

READING.

At Reading, Pennsylvania, a citizens' committee was organized in pursuance of a resolution passed in April, 1896. The committee, appointed by the mayor, consisted of representatives of both Select and Common councils and private citizens. The first meeting of the committee was held April 20, and a general invitation extended through the newspapers to the worthy unemployed of the city to avail themselves of this opportunity of assistance. A circular letter was sent out May 1 to all those to whom assistance was afforded by the Reading Relief Society and other benevolent organizations. About sixteen acres of land were secured and divided up in lots of about one-sixth of an acre each; 106 applications were received and allotments made to ninety-one families, with 316 children, representing four nationalities; namely, American, 84; Irish, 3; German, 3; and French, 1. City Councils appropriated $400 to carry on the work, of which $317.63 was expended. On October 12 a circular letter was mailed to each of the farmers requesting a complete report of the products of the season. The yield, calculated at the average market price, was estimated at $900. The season was one characteristic of extreme drought, and work was begun very late, otherwise the results might have been very much more encouraging. Still, as it was, the return showed about three dollars in value to every dollar expended. The crops were as follows: 450 bushels of potatoes; 250 bushels of beans; 20 bushels of peas; 30 bushels of red beats; turnips, 30 bushels; radishes, 30 bushels; tomatoes, 30

bushels; corn, 935 dozen; cabbage, 1,450 heads; lettuce, 1,400 heads; cucumbers, 3,500; celery, 500 stalks. The committee reported that it found the plan in its main features, from a charitable point of view, the most practical of any suggestion for reaching the class of persons assisted. It did not consider that the lasting benefits were very great, except in the way of experience to those who knew nothing of farming. The work was not continued in 1897 because of the lack of willingness on the part of the city council to grant financial support. So far as it went, the experiment in Reading may, therefore, be classed as a municipal experiment.

EXPERIENCE IN COMMON.

Throughout the whole range of experience during the season of 1897, as indicated in the reports from the various cities enumerated above, we can draw a few very general lessons common to all. As in previous years, the degree of success in the amount and value of crops obtained depended largely upon the promptness with which work was begun at the opening of the farming season in the respective localities. This has been one of the chief difficulties, because, as a rule, the persons interested in promoting the work do not become aroused until about the time that it should have been begun, and where this is the case, work is not actually started until several weeks have passed in preparation, in the raising of funds and securing of lands, with correspondingly damaging results in the harvest. Notwithstanding all the drawbacks and the ignorance of the workers concerning farming methods in general, the financial return has been satisfactory to both the workers and to those in charge of the several movements. Where the work has been discontinued it has usually been for reasons other than lack of encouraging financial results. In many cases of fairly reliable statistical data it is evident that the promoters or committees in charge, had they pocketed the proceeds, would have realized from three to four dollars for every dollar expended. It is this fact that makes the prospects of the movement good and warrants the belief that, though in an embryonic stage of development at present, it will persist until it has been given a fair trial, and until there is more abundant evidence to prove either its utility or its inadequateness as a means of assisting the unemployed in a way that will increase rather than diminish their self-respect, and give them something possessing educational value in relation to their future welfare.

CROPS IN MARKET.

Perhaps a word should be said about the quality of the crops raised and the methods of marketing them. As a rule, especially in the larger cities supplied with vegetables from a distance, the vacant-lot farmers have been able to supply customers in the immediate neighborhood with goods of a superior quality and freshness to those obtained in the regular markets. On this account

they have obtained as a rule the highest market prices, and sometimes prices slightly in excess of the best prices paid in the market. The individual care spent upon some gardens has told upon the quality of the crop, and it is not an exaggeration to say that in many cases a personal interest is felt by the gardener in single specimens of vegetables obtained from his lot. These prize crops were, as a rule, amply rewarded when offered for sale, and it has had a wholesome educational effect in proving to those who had often been the drudges of machine industry in the past that the individual artistic spirit, even when applied to potato culture, has its ample reward for the worker, both in self-satisfaction and for his pocket-book. In a few places an attempt to stimulate the best work by offering prizes has been tried. The American Institute exhibit at Madison Square Garden, New York, and also the City Live Stock show, in the same city, offered to award several prizes to vacant-lot farmers. One Brooklyn gardener received $9.50 in premiums for crops put in competition with those of the regular truckers.

In the table inserted opposite this page will be found a graphical and statistical summary of the results just discussed.

III.—METHODS.

During the past four seasons vacant-lot cultivation has been seriously undertaken in about twenty-five cities and towns. The local conditions have varied widely in different cities, and the methods of work have necessarily varied with the conditions. But from careful comparative study of the experience of four years, certain sound methods of procedure may be deduced for the guidance of workers in new fields.

EXECUTIVE ORGANIZATION.

The more important experiments in vacant-lot cultivation have been conducted under three distinct forms of management: (1) by public authorities, (2) by existing charitable societies, (3) by committees or associations formed for the express purpose.

Detroit, Buffalo, and Reading, Pa., are the best illustrations of public administration. In Detroit and Buffalo the work was undertaken by private associations for the first season, and adopted by the public authorities after its value had been demonstrated by experiment. In each of these cases, however, the mayor was a prime mover in the private experiment. In Reading the work was originally undertaken by the city. In all three cities the entire expense is paid from the public treasury, on the theory that vacant-lot cultivation is a wise and economical form of public poor relief. In the two larger cities the results have apparently been entirely satisfactory to the public. The successive Detroit reports speak with the greatest satisfaction of the large saving which the city has made on the poor relief account by its investment in vacant-lot cultivation, and

the mayor of Buffalo says in his message of 1897, "The method of relieving the poor by means of the potato-patch system was continued during the year, the city appropriating $3,500 for this work. The venture proved to be a great success."

The most common form of management has been that by existing charitable societies. New York, Brooklyn, Boston, Chicago, and Seattle are the principal cities in which the organization has taken this form. In most cases in which a charitable society has undertaken vacant-lot cultivation the representatives of other philanthropic or trade organizations have been placed upon the executive committee, in order that the work might enlist the sympathy and support of a wider constituency than that of the society. For instance, the Brooklyn work is managed by the Mayor's committee on the Tillage of Vacant Lands under the direction of the Brooklyn Bureau of Charities. This plan has the advantage of utilizing to the fullest extent existing philanthropic machinery, thus economizing effort.

The third form of organization is that of an independent committee or association created for the specific purpose of facilitating vacant-lot farming. This form is illustrated by Denver, Minneapolis, and Philadelphia. In Denver the committee is composed of representatives from the Charity Organization society, the Woman's club, and the city government. In Philadelphia the committee which began cultivation work last season was constituted without reference to the representative idea. Only one of its seven members was officially connected with a charitable organization. The only connection with the public authorities was through the honorary presidency, which was held by the mayor. An advisory committee of 230 prominent men and women was appointed, and this large committee proved very useful in procuring land and money. All the executive work was done by the committee of seven. As a result of the experience of the first season the Philadelphia Vacant Lots Cultivation association has recently been chartered to continue the independent administration of the work.

Independent organization is justified in the absence of a strong and broadly representative philanthropic society. Such organization, furthermore, has the distinct advantage of emphasizing the difference between vacant-lot cultivation and ordinary forms of poor relief. An independent society finds it easy to attract the self-respecting unemployed who shrink from accepting anything, even an opportunity to work, from the hands of a charitable society.

RAISING THE FUNDS.

The general testimony is that money for vacant-lot cultivation has been readily obtained. The idea of helping men to help themselves is attractive, and a circular of appeal showing the results achieved in earlier experiments usually brings the comparatively small amount

necessary to provide superintendence, tools, and seed. A simple statement that vacant-lot cultivation, even when only moderately successful, makes each dollar contributed grow into three or four in the hands of the beneficiary is a powerful plea for contribution. The largest amount expended in 1897, outside of the cities in which the cultivation is sustained by public funds, was $1,825. This was the amount spent by Philadelphia, and it was contributed in response to a printed appeal and a very little personal work.

SECURING THE LAND.

Getting suitable land, conveniently located, is the greatest difficulty which the executive committee meets. Much unavailable land is generally offered, but desirable plots are not numerous. Small lots scattered in different parts of a city cost too much to bring under cultivation because of the item of superintendence. Only when a superintendent's services can be concentrated at a few points, or on tracts of land not too far apart, can they be made really commensurate in return for their cost. Tracts of several acres are difficult to find, and often when found the soil proves unfit for trucking because of clay, or the owners refuse to permit the breaking of the sod for fear that it will make the ground less attractive to possible purchasers for building purposes. Neither do the owners, as a rule, care to rent for a small stipend when that involves parting with the land for a definite period and hence possibly losing a chance to sell. Where public lands have been secured, or in the few instances where it has been possible to rent and secure a tenure which encourages the promotors to fertilize adequately and make small improvements, the results have been most satisfactory. It would seem, therefore, wise for those contemplating a start at vacant-lot farming to concentrate their attention on the problem of securing land in at least ten-acre tracts rather than small city lots scattered in location, and to endeavor to secure a tenure for the entire season. If this is not possible in the case of all the land under cultivation, care should be taken to have at least one tract held in this way and worked on a co-operative plan, to provide for dispossessed gardeners.

In many cities it has proved impossible to secure sufficient available land to meet the demand for farms, but in only one city has the expedient of renting land been used. From the outset Boston has rented her tract of sixty acres, paying $150 annually. Park land on the outskirts of a city, reserved for later improvement, is sometimes available. For instance, the city of New York has given the use of 321 acres of Pelham park for the season of 1898.

BEGINNING WORK.

The proper time for beginning actual cultivation varies, of course, with the locality, but it is important to start at the earliest possible moment. Successful cultivation has been begun as late as the last of

May, but even in the northern sections of the country planting should take place much earlier. In order to get the best results, the vacant-lot farmer should be in the market with his produce very early, and thus reap the advantage of high prices. Moreover, the intensive cultivation which is characteristic of the best vacant-lot farming makes it possible to get a large product by succession of crops, if the first crop is taken off early.

ALLOTTING THE LAND.

Meantime, the registration of applicants for land should be in progress. Announcement in the local press that applications are being received at specified places for vacant-lot farms usually develops a large number of applicants. In some cases, lists of needy persons likely to avail themselves of the vacant-lot plan have been secured from charitable societies, and cards explaining the work and inviting application have been sent. Officers of charitable societies recommend a considerable proportion of the cultivators. But care should be taken in the announcement of the work and in the invitation to cultivators, to so state the plan and purpose of the work that the self-respecting men and women who need help, but abhor the idea of accepting poor relief, shall not be repelled. Self-help is the central idea of vacant-lot cultivation, and if this fact is emphasized in the announcements, the people who most need the opportunity to help themselves will be attracted.

The character of every applicant should be thoroughly investigated. References may be required or investigation may be quietly made through the charity organization society or other central charitable association in the city. The charity organization societies deserve special mention, as they have rendered invaluable aid in many cities in this work of investigation.

It is highly desirable that complete statistical records be kept of each gardener by means of the application blank. Such records will prove of great practical value to the association conducting the work, and they will also be of the greatest service to the sociologist who attempts to measure the social results of the movement. The present study has suffered greatly from lack of complete records. Now that the experimental stage of vacant-lot cultivation has passed and the work is taking a recognized place among our agencies for social service, we may hope for systematic records of work. The schedule on page 17 has been carefully worked out and is recommended. It was first used by the New York committee in 1895. The facts regarding the Philadelphia gardeners, tabulated by the aid of such a schedule, will be found on pages 31–3.

SUPERINTENDENCE.

A primary condition of success in vacant-lot farming is good superintendence. A review of the experience shows clearly that the personality of the superintendent is the

SCHEDULE FOR THE CULTIVATION OF VACANT LOTS BY THE UNEMPLOYED.

Application No...... ***Date,***.....

St......
No......
Front Rear

SURNAME	RELATIONSHIP TO HEAD	NUMBER CAPABLE OF WORK	Number in family who should be at work, but unemployed	AGE	SEX	W—White C—Colored COLOR	NATIONALITY	BIRTH PLACE	COUNTRY BORN	CITY BORN	COUNTRY BRED	CITY BRED	OCCUPATION	WORK HOURS PER DAY	STEADINESS OF WORK LAST 12 MONTHS	NUMBER OF ROOMS	RENT PER MONTH	LENGTH OF RESIDENCE IN CITY IN MONTHS	AID Yes or no	SOURCE OF AID	EXPERIENCE IN FARMING IN MONTHS	Can you get or pay for Tools, Seed or Fertilizer
1																						
2																						
3 and so on																						

[There were 13 spaces for names.]

REMARKS

The scientific value of this data will be seriously impaired by the omission of a single answer. Please see, therefore, that each question is answered.

W—Wife **M—Mother**
S—Son **G M—Grand Mother**
D—Daughter **G F—Grand Father**
L—Lodger
[Abbrev'ns for relationship column.]

U. S. **Ire.** **Scot.**
Ger.
Eng. **Fr. Ca.**
Rus. **Eng. Ca.**
It. **Scand.**
[Abbrev'ns for nationality column.]

Endorsed by

Reference (1) Person..... ***or*** ***(2) Society***.....

Name of Application Station.....

most important single factor making for success or failure. This is preëminently true in privately conducted work. It should be frankly recognized that the combination of qualities which make a successful superintendent is somewhat rare among men whose services can be commanded by vacant-lot committees. The superintendent should be a practical farmer, with large knowledge of local conditions of soil and climate, for he must select the land, prepare the ground and determine the crops. Moreover, he should have the business instinct which will enable him to market crops most successfully for his gardeners. Furthermore, he must be a man of executive ability and of rare tact in handling men, for he is called upon to deal with a great variety of people. On one hand he deals with the cultivators whose various needs under novel conditions he must wisely meet. For this purpose he needs a somewhat intimate acquaintance with the practical aspects of the great problem of poverty. On the other hand, he must gain the confidence of the community and secure the support of contributors.

It will be readily recognized that the combination of farming and business experience with special knowledge of the needs of poor people is somewhat uncommon, and the executive committee that is fortunate enough to find such combination will be wise to pay its market price. Occasionally efficient men are willing to contribute their services as superintendents, but the committee should not count on getting something for nothing. Inefficient volunteer service has ruined several promising experiments and done much to discredit vacant-lot cultivation. The work should be placed upon a business basis. Expert service should be paid for at fair commercial rates. Vacant-lot cultivation upon a sound business basis will justify itself, while attempts to carry out the plan by irregular, inefficient volunteer effort are foredoomed to failure. In several instances good work has been done by unsalaried superintendents, but the enthusiasm and devotion which sustained the work in its earlier experimental stages can hardly be regarded as a permanent feature.

The great differences between expenditures and value of crops in different cities observed in the statistical summary of the previous section are accounted for largely by the fact that superintendence was volunteer work in some cases and paid effort in others. In estimating future possibilities it seems wise to take into account the necessity, under normal conditions, of paying for superintendence.

Assistance in instruction may sometimes be obtained by the superintendent from a few of the cultivators who have had farming experience. Such men may be recompensed for their services by the grant of lots larger than the ordinary garden.

SEED.

A glance at the statistical summary shows that the expenditure

for seed is small in most cases. This is explained by the readiness with which contributions of seed are obtained. Seed merchants frequently aid the work by contributions from their stock, and in many cases the national government has supplied a large proportion of the seed used. Each congressman has at his disposal for the people of his district a considerable quantity of seed, and at least part of this can usually be secured for the vacant-lot farmers by early application to the representative. The government assortment of seed contains almost everything needed, except potatoes, which are never supplied.

TOOLS.

In some cities tools are supplied by the management without cost, but the verdict of experience is unfavorable to free tools. When thus supplied the tools are lost or stolen so frequently as to be a source of considerable expense and annoyance. The few simple implements required can usually be provided by the gardener without difficulty, and when they can not be so provided it seems wise to furnish them through the superintendent and require the gardener to pay for them later from the proceeds of his garden. This plan has worked in Philadelphia with perfect satisfaction to gardeners and committee.

REGULATION OF CROPS.

Vacant-lot farms are popularly known as "Pingree potato patches," and this name gives the impression that potatoes exclusively are cultivated. In a few cities only has this been true. It has been found much more profitable to add other crops, and now the vacant-lot farms produce as large a variety of vegetables as any truck farm of the locality. It is a common rule, justified by experience, to require a certain pro portion of the ground to be devoted to potatoes as the staple crop. This proportion varies downward from one-half of the plot. Since most of the gardeners lack experience in farming, the superintendent should reserve the right to determine absolutely the kind of crops to be raised. In this determination of crops the difference between the efficient and the inefficient superintendent, as emphasized above, will clearly appear, and the success of the work will be quite largely conditioned upon the advice and instruction given in the planting season. A knowledge of the local markets and of the possibilities for the largest succession of crops will here be applied to the greatest advantage. A good superintendent with an ample salary is an economical investment at this stage of cultivation.

The ordinary farmer is incredulous when told that thirteen dollars' worth of lettuce has been grown on a plot fourteen by twenty-six feet, or that a mechanic raised nearly two hundred dollars' worth of produce on nine-tenths of an acre, or that a total value of nearly six thousand dollars was realized by mechanics and laborers from twenty-seven acres. But these facts, from the carefully kept records of last season in a single

city, are readily explained by the system of intensive cultivation employed. To conduct this intensive cultivation successfully the superintendent must not only be a farmer of ability and wide knowledge of crops, but must also have complete control of the gardens, so that he may dictate the cultivation methods.

SALE OF CROPS.

The original idea of vacant-lot cultivation was the provision of a food supply for the family of the cultivator, and little thought was given to the sale of crops. As the movement developed, however, it was found that in many cases the largest net returns could be realized by the sale of a portion of the crop. Sale is especially advantageous when through wise superintendence the vegetables from the vacant lots are put into the market very early. The gardener has the advantage of nearness to market, and by putting his product into attractive form and selling it fresh from the garden he may obtain the very highest market prices. It has been urged against vacant-lot cultivation that the competition of the gardeners with the regular farmers is unfair, because the vacant-lot farmer, using free land and free seed, can undersell the independent producer. This fear that the vacant-lot farmer would cut prices has not been realized. Indeed, for the reasons above suggested, it seems probable that the portion of the product of the vacant lots put on the market has commanded better prices than that from the regular truck farms.

GUARDING THE CROPS.

It was feared that stealing from vacant-lot farms would be a serious difficulty, inasmuch as the farms are necessarily located within easy reach of the city. Little trouble of this sort is reported, however. The police authorities are usually ready to furnish without charge a little extra watching, while the gardeners readily arrange a co-operative plan of guarding one another's crops.

THE CO-OPERATIVE FARM.

When sufficient land is obtainable it has been found desirable to establish a co-operative farm, a tract cultivated for the committee by such workers as the superintendent may select. Such a farm has several advantages. In the first place it provides for those who are dispossessed of their individual gardens The land loaned for vacant-lot cultivation can frequently be obtained only on condition that it be given up on brief notice if the owner requires it, and surrender is quite likely to be required if the land is sold during the season. This insecurity of tenure is a grave difficulty. It is a very serious matter both for the gardeners and the executive committee to have land taken away before crops can be harvested. It may happen, too, that land used for this purpose may be condemned for highways or other public purposes. This was the case last season in one of the eastern cities. The co-operative farm offers an escape from the difficulties thus arising, for the dispossessed cultivators may be

given a lot from the farm. Its establishment may be strongly urged on this ground alone.

In the second place, the co-operative farm may be established with the purpose of paying the expense of the individual gardens. Thus Brooklyn planted four acres of potatoes and obtained from each gardener a promise of three days' labor upon the co-operative farm "in return for the use of his garden, and for the fertilizer, seeds, and tools furnished."

The common tract also affords the committee an opportunity to give the men who most need immediate funds a chance to earn a little money while their crops are maturing. The experience in this regard in New York, where the co-operative farm had been tried under a most competent superintendent, is indicated by the following quotation from the report of the superintendent: "We plowed up and seeded about thirty-eight acres, giving all workers ten cents an hour . . . . In addition, the workers were told that they were to have a half-interest in the product of these acres. Although this was not begun until far too late for the best results, when the crops were gathered we found that the expense on this co-operative farm was $966.75, and the value of the crops, which were disposed of to the various charities at market rates, was $1,067.65. After deducting an allowance for the rent of land, cost of superintendence and interest, there was left $53 to be divided among the workers."

RECORD OF RESULTS.

The student of the vacant-lot movement is greatly embarrassed by the lack of records of results. Manifestly the value of the produce, in relation to the time and money expended, is of the most vital importance. Nevertheless, many reports present results in terms which indicate that they are based on vague impressions rather than careful estimate from records. This is a misfortune for all concerned. Vacant-lot cultivation is rightly presented as a business method of helping the unemployed, and those who invest time and money in the work have a right to know definitely the return which their investment is bringing. Accurate accounting will do much to establish public confidence in the work, while vague estimates and extravagant claims will discredit it. It is not difficult to keep adequate records, and the executive committee should insist that the superintendent report fully and accurately the value of all products raised upon the farms.

The card which was used in Philadelphia last season to keep a record of crops is reproduced on page 22. This card was made of stiff manilla folded for the pocket, and as a glance will show, a new card was furnished each month. A little attention from the superintendent held the gardeners to the duty of keeping full records. The cards afforded adequate and reliable basis for the detailed figures of the Philadelphia work presented on pages 104–6. The keeping of similar statistics of crops is strongly

REGULATIONS.

1. Each person receiving land is required to cultivate it thoroughly throughout the season as directed by the Superintendent.
2. Each planter must keep on inside of this card an accurate account of all the time spent by himself or others in cultivation of his garden.
3. An accurate account must be kept upon inside of this card of the quantity and value of all produce sold, used, or given away.
4. Failure to comply with these regulations, or to follow the instructions of the Superintendent, may cause forfeiture of the allotted land.
5. The decision of the Superintendent shall in all cases be final.

No.....

Philadelphia
Vacant Lots Cultivation Committee.

OFFICE, ROOM 214 ROTHSCHILD BUILDING,
14 SOUTH BROAD STREET.

Name.....

Address.....

Has been awarded plot No..... ....in the farm located at.....

....

Plot No. .....being ..... feet wide and.....feet long, subject to cultivation under the regulations on the last page of this card.

....
Superintendent.

.....month.... ...1897.

This card must be kept clean. It must not be folded or broken. Write words and figures plainly. It must be returned to the Superintendent at the end of the month, or upon demand of Superintendent, to be kept for reference by the committee so that the success of the farms can be estimated and experience gained for another season.

[SIZE REDUCED ONE-THIRD.]

Time Spent.	Monday.		Tuesday.		Wednesday.		Thursday.		Friday.		Saturday.	
Week ending.	Hrs.	Mins.	Hrs.	Mins.	Hrs.	Mins.	Hrs.	Mins.	Hrs.	Mins.	Hrs.	Mins.

Crops.	BEANS.		BEETS.		CABBAGES.		CORN.		LETTUCE.		ONIONS.	
Week ending.	Qts.	Val.	Bchs.	Val.	Hds.	Val.	Ears.	Val.	Hds.	Val.	Bchs.	Val.

Crops.	PEAS.		POTATOES.		RADISHES.		TOMATOES.					
Week ending.	Qts.	Val.	Pks.	Val.	Bchs.	Val.	Pks.	Val.				

urged upon all who are responsible for vacant-lot work.

These, briefly summarized, are the principal deductions of importance to those who are establishing vacant-lot work which it is possible to draw from the experience of the past four seasons. It is hoped that these facts, supplemented by the details of each case given in the preceding section, will aid those who are just beginning to avoid some of the pitfalls into which earlier experimenters have fallen.

IV.—A TYPICAL EXPERIMENT.

In order to make this account of the history and *modus operandi* of the cultivation of vacant lots as concrete as the material for such a study in the present stage of the movement will permit, and as helpful to those who may wish to try the experiment as we are able to do, it is now proposed to examine at some length, in conclusion, the experience of the Philadelphia committee during the season of 1897. There are several reasons which justify the selection of Philadelphia for this purpose apart from the special one that it is the experiment with which the present writers are most familiar.

It is the first year's work in Philadelphia, begun in fairly good season, and with the enthusiastic support of the public. The city of homes is the place where we might have expected to find many of the worthy poor sometimes living in their own small houses, in nearly all cases renting small isolated houses rather than living in tenements, enjoying and prizing all the more the home life which a period of industrial depression made doubly hard to maintain intact. All the conditions of metropolitan life are here—yet not the great scarcity of land peculiar to New York, Brooklyn and Boston, nor the broad areas of available mother earth reported by western cities.

All the members of the committee of seven persons in charge of the work took a deep personal interest in every stage of its development, and without exception carefully considered the plan in its broader aspects and in its relations to the whole relief measures of the municipality, and with special reference to its merits and future possibilities as an agency of social reform. Every effort was made to secure the results of experience elsewhere, and much help was derived, especially from New York and Detroit. Dr. Wm. Howe Tolman, of the Association for Improving the Condition of the Poor, Mr. J. W. Kjelgaard, of the Cooper Union labor bureau and superintendent of the potato farms in New York, and Mr. Bolton Hall, of New York, all co-operated by either coming over to Philadelphia or conferring with Mr. R. F. Powell, the Philadelphia superintendent, who made several visits to New York.

ORGANIZATION.

To begin at the beginning: Late in February, 1897, about fifty persons who realized that great distress prevailed in the city on account of lack of employment, held a parlor

conference to discuss the advisability of inaugurating in Philadelphia the cultivation of vacant lots as a measure of relief for the unemployed. After a presentation of the favorable experience of Detroit, New York, Boston, and other cities, the conference approved the "Pingree Potato Patch" plan, and appointed a committee to carry it out.

Most of those present agreed to serve on a general advisory committee, to lend the movement moral support, and to aid in securing funds and, especially, land. This general advisory committee was increased in size until it contained about two hundred prominent citizens, with His Honor, Mayor Warwick, as honorary president. The names of all these were printed in alphabetical order on the back of the letter paper used in all correspondence on committee business, and this feature was of great help in winning public favor, in bringing, without personal appeal, ample funds, and in securing land.

The executive committee was organized on March 6, 1897. It consisted of Dr. Thomas S. K. Morton, chairman; Nathaniel B. Crenshaw, William I. Hull, Franklin B. Kirkbride, Samuel McCune Lindsay, James T. Shinn, Frederic W. Speirs. A circular was issued explaining the proposed work and asking for contributions of money and land. The daily press gave wide publicity to the plans of the committee, and the public responded most liberally to appeals for contributions. A scrap book of all newspaper clippings concerning the potato farms here and in the vicinity was kept, and proved to be of much value in making use of public comments and criticism of particular features of the work.

Hon. Simon Gratz, of the Board of Revision of Taxes, greatly assisted the committee by causing the assessors to prepare official lists of available plots of land in each of the wards. About forty persons generously offered the use of their land for the benefit of the unemployed. The lots offered varied in size from an ordinary building lot to a tract of sixty acres.

THE SUPERINTENDENT.

The executive committee was fortunate in its selection of a superintendent. It secured a man who had large experience in dealing with agricultural problems—one who has come into contact with those problems on many sides in the work of early life as a surveyor in the western states. He was also well versed in truck and garden farming, and above all was possessed of great personal magnetism and whole-hearted interest in the individual development of each gardener put under his direction. The committee was not able to pay a sum which compensated fully for such service, and it accepted much as a gift from Mr. R. F. Powell, and as an indication of his interest in the experiment in hand. What might, therefore, have seemed to be a large expenditure for superintendence considered as an absolute sum, proved to be the most economical outlay of the committee. He was

also an enthusiast on the question of opening up a way to get the worthy poor back to the land, and in these views perhaps led the committee in its thinking rather than was directed by it.

SELECTION OF LAND.

Mr. Powell's services were secured on March 22, which may be considered the date of beginning actual operations. The investigation of the land offered began at once. Many lots were inaccessible; some were too small to operate economically. Still others were rejected because of the poor quality of the soil. Finally one tract of thirteen acres in the western part of the city was selected as the site of the first farm. Later six acres within three-quarters of a mile of the first tract were secured. Another tract of four acres, about one-quarter of a mile from the first tract, was accepted. Two smaller lots in the same general neighborhood were obtained and used as seeding beds. All of this land was located in the western and northwestern part of the city, about five miles from City Hall. It was rather far from the distinctly manufacturing and mill districts, which are located in the northeastern and southern parts of the city. There was, however, much distress among families within easy reach of this land, and the selection of applicants was made with a view to relieving only those in actual want. Three additional acres of land were secured in the northern part of the city. Thus the holdings of the committee amounted to about twenty-five acres in the aggregate.

All these pieces of land were received on the stipulation that they should be returned to their owners on ten days' notice. Fortunately none was withdrawn, and the committee was therefore spared the difficulty of making provision for farmers whose allotments had been taken from them.

WORK COMMENCED.

The lots selected were soon plowed and prepared for planting. Meantime applications for allotments were coming in rapidly. In every instance, before being accepted as a gardener, the character of the applicant was investigated either by the committee, the society for organizing charity, or some responsible person. On receiving an allotment each gardener was provided with seed and instructed how to plant it. All were required to sign a set of rules agreeing to abide by the regulations imposed and to relinquish gardens if necessary.

As a result of a careful oversight of the superintendent, even those with the least knowledge of gardening were enabled to produce good results, and the fact that but three gardens were forfeited during the season speaks well for the industry and zeal of the farmers as a whole. Through the system of "intensive cultivation" employed and the rapid succession of crops, the gardens were forced to yield the largest possible return to their cultivators. Had it not been for a severe hail storm in July, which greatly damaged many of the ripening vegetables, the final results would have proved even more satisfactory.

Ninety-six families, comprising 528 persons, received allotments, the larger number receiving a quarter acre each. The total value of the produce taken from these ninety-six little farms was about $5,860, an average of $62 each. The total expenditure of the committee for superintendence, seed, tools, and all incidental expenses was $1,825.33. Thus each dollar invested in helping men to help themselves was multiplied about three and one-quarter times through vacant-lot cultivation.

It is a significant fact that the skilled workmen aided outnumbered the unskilled, fifty-four of the cultivators belonging to the ranks of skilled labor and forty-two following unskilled occupations. The statistics of nationality show that the heads of fifty families were born in America, twenty-three in Ireland, twelve in Germany, seven in Great Britain, two in France, and two in Italy. Eighty-six families were white and ten colored. The average residence in Philadelphia was eighteen years.

The greatest difficulty encountered, much to the surprise of the committee, was the securing of sufficient suitable land. Many persons were not willing to have the sod broken, and others did not care to give its use subject to even so short a quit notice as ten days, for fear it might prevent a quick sale for building purposes. The six tracts of land already enumerated were each called a farm and numbered, and each farm when it was prepared for planting was divided into gardens 76 by 100 feet in size.

The Society for Organizing Charity aided greatly in the selection of applicants. Many of the superintendents of the various districts of the city received applications at their respective offices, and sent lists with their recommendations weekly, from which were selected the families to whom gardens were given. Many others applied directly to the secretary of the committee. They were required to name references and the secretary made the necessary investigations and recommended such as proved satisfactory. The inability of the committee to secure sufficient land forced it to turn away fully half those who asked for gardens.

REQUIREMENTS.

As soon as a farm was ready to plant, enough applicants to take all the gardens in it were notified by cards to meet the superintendent at a stated time and place. When assembled, the object was fully explained, the rules read, and all who were willing to undertake the work were asked to stand together on one side, while those not willing stood on the other. It is gratifying to note that all invariably stood with those wanting land, and often friends who had not received notices came to ask for a garden also. Each applicant was required to sign an agreement pledging himself to cultivate the land loaned throughout the entire season, planting a succession of crops as fast as circumstances would permit, and to keep on a card, furnished for that purpose, a correct account of all time spent in cultivation of the garden,

also an account of all vegetables grown in the garden, whether sold, used, or given away. The gardener also agreed to follow the instructions of the superintendent or assistants. A failure to comply with any of these conditions meant a forfeiture of the cultivating privilege. The superintendent's decision was to be final in all cases.

Another very important rule was a pledge exacted from each gardener, at the time he received a garden, that he would voluntarily assist in guarding the gardens from trespass. He must not only look out for his own garden, but must prevent trespass upon his neighbors' gardens also. Allotments were then made by drawing previously prepared, numbered slips of paper from a box. These rules and regulations were freely agreed to and closely observed during the whole season.

OUTFIT.

Each gardener was given two bushels of potatoes, and other seed sufficient to plant his garden. If he wasted them or lost them he was required to buy others to take their place. In only a few cases, however, were seeds misused. Each gardener was required to furnish his own tools, a hoe and rake being about all that was required. The committee sold tools on time to any one not able to pay cash, so that no one, however poor, was turned away for the want of them.

Through an application to our congressmen a large donation of seed was received from the Agricultural Department at Washington, which proved a great saving to the committee, and enabled the planting of a great variety of crops and the making of many valuable experiments.

A hotbed was prepared as early as possible for the propagation of cabbage and tomato plants sufficient for all the gardens, which proved to be of great advantage. Another year the hotbed will be prepared earlier and a greater variety of plants will be grown, including celery, as that proved to be one of the most profitable crops.

In order that the best results might be obtained at the least cost of time and money to the superintendent and the committee, each gardener was required to cultivate his garden according to one general rule or plan. One-half was planted in potatoes; the other half of each garden was planted in beans, peas, cabbage, tomatoes, carrots, turnips, onions, lettuce, radishes, etc. Each gardener was given the widest possible latitude as to what he should plant, but always required to make the beds across his garden the same width and on the same plan as all his neighbors. Therefore, one good gardener in a farm made a good teacher for all the others, for those who did not know how—and very few knew anything about farming — would watch those who did, and put what they thus learned into immediate practice.

TYPICAL APPLICANTS.

Some of the more striking cases of persons who applied for gardens

are worthy of enumeration in order to show, first, the mental attitude of the most needy applicants toward this form of relief, and secondly, as an illustration of the fact that any work of this kind touches the problem of poverty on many sides, and should therefore be undertaken, if possible, in co-operation with other agencies in order to meet individual exigencies, and to deal wisely with those whom it wishes to help.

The first man who applied for a garden furnishes a most striking case in point. When he came to Dr. Morton's office, only a day or two after the first mention of the plan in the papers, he was so weak and emaciated that the doctor declared he was afraid the poor fellow would be unable to get out of his office without assistance. He was a widower with four children, three girls and a boy, the oldest girl about seventeen. He had been unable to get work of any kind for six months or more. The boy, a mere lad, was earning two or three dollars per week. The oldest girl kept the house and the other two were too small to go out and work.

He was one of the first to receive a garden, which contained only about one-fifth of an acre. He observed that a certain part of another farm was being left untouched on account of being very rough, full of holes, and covered with stone and bricks. Part of this farm was below the street grade and subject to overflow, but it was larger than the others—nine-tenths of an acre. He offered to exchange, saying he did not mind the extra work. His offer was accepted. In a very few days the stones and bricks had been thrown into the holes and covered with dirt. The low place had been filled in. It was a work in which the whole family joined. A small house was rented in the immediate neighborhood in lieu of the one room near the foul alleys of the city slums.

Every inch of the soil was utilized. A rosy hue took the place of the pale wan cheek of a few months before. And now the harvest has come, and in the winter's store can be enumerated: Thirty bushels of potatoes, one hundred quarts canned tomatoes, fifty quarts canned corn, twenty quarts canned beans, thirty gallons pickled cucumbers, thirty gallons sauerkraut, fifteen gallons tomato catsup, five gallons pickled beans, five gallons tomato preserves, four bushels turnips, one bushel carrots, one thousand or more fine celery stalks, and many other things. Besides, much has been sold during the summer. Warm clothing has replaced the badly worn garments of nine months ago. A few pieces of furniture have been added. The boy has been provided with a small capital for his little business (that of selling deviled crabs, sandwiches, coffee, etc., at the ferry landing), and now often comes home with as much from one night's sales as he formerly had at the end of a week.

A boy only twelve years of age came to ask if he could have a garden. When asked why he wished a garden and why he was not at school, he replied that he had to help make

a living; said there were eleven in the family—father, mother, grandfather, and nine children. Father had been out of work all winter and had gone West in search of something to do. He had found a job, but got so little for his work he was able to send only $2 a week to the family. Oldest brother, a boy of eighteen years, was learning his trade (stone masonry) and received only $3 per week; the next older brother, sixteen, was working in a mill that ran about half time; he received $3.50 per week, but scarcely ever got over $2 after deducting lost time; the next older, a sister, fourteen, was going to school. "So you see, sir," said he, "we are very poor, and we have to pay $3 per week for rent; and please, sir, let me have a garden. Grandpa says he will show me how to work it. You see, grandpa has been sick for a long time with cancers, one in his eye, which made him blind in that eye, and one in his ear, which is now eaten off; but he says he can show me, and I know I can work it. If I don't you can take the lot back." The boy was given the garden, and well did he keep his promises. He worked faithfully and with evident pleasure in his work. His garden was as well cultivated as any in the field, and besides furnishing the family with good, wholesome food all summer and fall, there is a good store for winter, and he has joined his sister in school.

One man, with a wife and four children, a butcher by trade, became so anxious early in the season to get a garden that he secured a place for his wife to work in a farm house near Chester at $1 per week and board for the children. He stored his household effects with one of his neighbor gardeners to save rent and slept on the ground in his garden and ate meals prepared by his own hands over an oil stove for more than a month to get a start. They proved so deserving that the farmer aided them in getting a small house and five acres of land in his neighborhood. Out of the proceeds from the garden 100 chickens were purchased, and by December 1 he and his family were "at home" in a sense that they had perhaps never known before. They could not find words adequate to express their gratitude to the committee for the little assistance rendered them. This man grew $13 worth of lettuce upon a plot of ground only fourteen by twenty-six feet in area.

A widow over fifty years old and her two boys were given a garden, and when the crop began to mature she was encouraged to sell the surplus. She felt so grateful to the committee for helping her that she said: "No, no; I couldn't sell things from the garden after the committee was so kind to me. I give all I can spare to some poor neighbors who were not so fortunate as I, but I don't think I ought to sell it; I ought to help some others who are in need."

A skilled mechanic who was reared on a farm and had spent several years at unprofitable truck gardening in Jersey, had fled from what seemed to him inevitable and lasting

poverty, to the city, hoping to better his condition by following his trade. For more than two years he had been able to get but little work and that little at very low wages. As a last resort he took a job as night watchman, at wages so small that they would scarcely pay his rent. This skilled mechanic and farmer found himself so hard pressed that he offered to assist the committee as assistant superintendent (working from 7 A. M. to 1 P. M. and paying his own carfare of ten cents per day) at the small sum of $3.00 per week.

RESULTS.

These cases might be multiplied and some of a different character might be given Throughout they lead one to the same conclusion, namely, that this vacant-lot work is not only a measure of temporary relief for physical needs, but that its whole tone and the contact with environment in a new way has for many families an educational value of a high order, pointing in the direction of larger hope and a new life for the underlings in urban life.

Hon. John Wanamaker made an exhibit of the products from the gardens in the centre aisle of his store, which perhaps demonstrated more forcibly than anything else the interest of the public. During the three days that the exhibit stood in the store, more than forty thousand people viewed it with great interest. The vegetables were so large and of such splendid quality that many seemed unable to realize that they had been grown upon vacant lots, which had never before produced anything more valuable than a few ash heaps, tin cans, and disease-breeding rubbish piles.

In conclusion, an itemized statement of expenses may be of interest:

EXPENSES.

Salaries — Superintendent, assistant superintendent and secretary.....	$772 00
Office rent, March 15, 1897, to February 15, 1898.....	82 50
Furniture and other office supplies.	50 36
Postage	96 80
Stationery and printing.....	184 84
Plowing and harrowing land.....	128 03
Labor employed other than plowing.....	59 90
Seeds, tools and fertilizer.....	364 78
Car fares paid and sundries.....	86 12
Total	$1,825 33
To contributions.....	$2,492 68
By expenditures..... $1,825 33	
By cash balance..... 667 35	
	$2,492 68
To cash balance carried forward for work of 1898.....	$667 35

The work in Philadelphia has begun again for the season of 1898. The committee has been incorporated under the title of the Philadelphia Vacant-Lots Cultivation Association. The results of the first year's work appealed so strongly to the public that within a few weeks after its report in March, 1898, the financial support for the coming season was very encouraging. The greatest demand is still, as ever, for suitable land.

STATISTICAL STATEMENT CONCERNING EACH GARDENER IN PHILADELPHIA (1897).

No. of Applicant.	Number in Family.		Age of head of family.	Previous Occupation.	Months unemployed during past year.	Number in family able to work but unemployed.	Color. — W-White. N-Negro.	Nationality.	Born in: City-T. Country-C.	Bred in: City-T. Country-C.	Rooms in house.	Rent.	Residence in Philadelphia, in years.	Experience in farming, in years.	Total number hours' work put on garden.	Value of crop.	No. of Applicant.
	Males.	Females.															
1	1	1	54	Tinsmith	3	2	W	Ger.	C	C	6	$10	12	4	310	$56 00	1
2	2	3	48	Shoemaker	3	2	W	Ger.	T	T	5	12	8	None	416	68 30	2
3	2	3	51	Laborer	6	1	W	Irish	T	T	5	10	12	None	110	51 00	3
4	4	2	43	Laborer	8	2	W	Scotch	T	T	6	10	41	None	200	63 00	4
5	3	4	45	Plasterer	7	2	W	Irish	C	C	6	9	16	20	184	58 00	5
6	4	3	42	Plasterer	6	1	W	Amer.	T	T	6	12	9	5	150	67 00	6
7	3	3	47	Stonemason	4	2	W	Amer.	T	T	6	11	20	None	210	66 00	7
8	1	2	31	Weaver	6	1	W	Amer.	T	T	6	12	15	None	143	51 00	8
9	2	2	42	Motorman	4	1	W	Amer.	T	T	6	12	12	None	208	43 25	9
10	3	5	38	Baker	6	3	W	Amer.	T	T	5	9	35	None	316	53 20	10
11	3	3	36	Gardener	6	1	W	Amer.	T	T	3	8	7	3	219	54 15	11
12	3	5	40	Conductor	4	2	W	Irish	T	T	5	8	18	3	157	50 00	12
13	2	3	40	Laborer	6	1	W	Irish	T	T	4	12	13	5	218	84 60	13
14	2	4	36	Weaver	6	1	W	Amer.	T	T	6	11	18	12	315	67 00	14
15	3	3	38	Carpenter	5	1	W	Eng.	C	C	4	9	12	2	203	42 00	15
16	2	3	36	Laborer	4	1	W	Amer.	T	T	7	16	9	None	145	50 00	16
17	1	2	50	Laborer	6	1	W	Eng.	C	C	5	8	21	30	189	40 00	17
18	3	4	49	Cabinetmaker	9	0	W	Fr.	C	C	6	10	17	3	194	63 00	18
19	2	4	41	Engineer	9	1	W	Amer.	C	C	5	None	36	None	214	67 00	19
20	2	3	40	Laborer	6	1	W	Irish	T	T	6	11	11	None	312	64 00	20
21	2	2	34	Motorman	4	1	W	Amer.	T	T	6	13	8	None	412	56 25	21
22	3	3	49	Laborer	3	2	W	Amer.	T	T	6	14	40	None	412	78 00	22
23	2	3	50	Mechanic	3	2	W	Amer.	C	C	1	6	3	10	584	197 50	23
24	3	2	52	Huckster	9	3	N	Amer.	T	T	2	7	41	5	142	40 70	24
25	3	3	49	Mechanic	9	0	W	Fr.	C	C	4	12	4	10	246	146 70	25
26	1	3	53	Laborer	3	2	N	Amer.	C	C	2	6	8	30	168	40 50	26
27	1	4	34	Weaver	6	1	W	Amer.	T	T	4	10	32	3	212	46 60	27
28	3	4	29	Finisher	6	1	W	Amer.	T	T	4	10	25	3	304	56 30	28
29	2	4	60	Laborer	2	3	W	Irish	C	C	5	12	30	None	216	36 50	29
30	2	3	41	Laborer	6	1	W	Irish	T	T	3	9	10	None	227	62 00	30
31	2	3	30	Laborer	6	0	W	Italian	C	C	2	6	15	None	319	67 00	31
32	2	3	37	Laborer	4	1	W	Ger.	T	T	5	12	17	3	400	46 30	32
33	3	4	38	Laborer	8	0	W	Irish	C	C	5	12	17	None	387	58 00	33
34	2	2	36	Laborer	8	1	W	Ger.	C	C	4	11	15	None	321	61 50	34
35	3	4	56	Laborer	8	2	W	Ger.	T	T	4	10	12	None	410	67 80	35

No. of Applicant.	Number in Family.		Age of head of family.	Previous Occupation.	Months unemployed during past year.	Number in family able to work but unemployed.	Color. — W-White. N-Negro.	Nationality.	Born in: City-T. Country-C.	Bred in: City-T. Country-C.	Rooms in house.	Rent.	Residence in Philadelphia, in years.	Experience in farming, in years.	Total number hours' work put on garden.	Value of crop.	No. of Applicant.
	Males.	Females.															
36	3	1	31	Cabinetmaker	3	2	W	Eng.	T	T	4	$12	10	None	428	$71 60	36
37	2	3	54	Laborer	8	2	W	Irish	C	C	5	7	5	2	316	49 40	37
38	4	3	37	Janitor	6	1	W	Amer.	T	T	3	6	3	5	328	71 10	38
39	1	1	50	Brick Mfg.	0	2	N	Amer.	C	C	2	7	40	3	368	60 30	39
40	1	1	55	Mechanic	6	2	W	Amer.	T	T	5	12	12	None	391	62 50	40
41	5	5	12	No trade	0	2	W	Amer.	T	T	5	12	30	None	428	66 50	41
42	3	2	38	Blacksmith	8	2	W	Amer.	T	T	3	10	42	1	467	54 00	42
43	5	3	42	Blacksmith	6	1	W	Amer.	C	C	4	9	20	3	328	56 30	43
44	3	4	21	Mechanic	6	1	W	Amer.	C	C	6	13	29	14	227	62 20	44
45	1	3	57	Laborer	6	1	W	Ger.	C	C	7	10	4	None	339	70 30	45
46	1	3	60	Laborer	0	1	W	Irish	T	T	3	6	32	4	221	55 70	46
47	3	2	52	Laborer	6	1	W	Irish	T	T	4	8	31	None	367	58 40	47
48	3	1	66	Laborer	6	2	W	Ger.	T	T	5	14	20	None	221	46 30	48
49	3	3	48	Laborer	6	1	W	Irish	T	T	6	14	30	20	416	62 10	49
50	1	1	72	Laborer	3	1	W	Ger.	T	T	1	6	57	None	271	60 00	50
51	2	1	57	Seamstress	4	2	W	Amer.	C	C	4	6	53	None	258	49 30	51
52	3	3	53	Laborer	6	2	W	Amer.	C	C	5	10	53	None	358	49 00	52
53	3	3	52	Gardener	6	1	W	Amer.	C	C	6	10	52	35	321	64 20	53
54	2	2	71	Watch Mfg.	6	2	W	Irish	T	T	3	7	51	7	337	67 30	54
55	3	4	43	Weaver	6	0	W	Amer.	T	T	5	10	14	None	257	44 25	55
56	2	2	38	Painter	4	1	W	Dutch.	C	C	4	9	15	3	480	59 40	56
57	3	4	47	Huckster	6	2	W	Amer.	C	C	5	11	47	None	416	62 10	57
58	3	2	54	Laborer	3	1	W	Amer.	T	T	6	11	17	None	446	67 00	58
59	5	3	42	Laborer	6	1	W	Irish	T	T	4	6	15	None	332	52 25	59
60	2	3	38	Weaver	6	1	W	Amer.	T	T	5	13	38	None	340	36 50	60
61	3	3	47	Motorman	4	2	W	Eng.	C	C	4	12	4	None	166	63 00	61
62	3	2	43	Laborer	9	1	W	Irish	T	T	4	10	1	4	263	74 00	62
63	1	2	64	Cabinetmaker	4	2	W	Irish	T	T	3	7	7	10	310	52 75	63
64	2	4	48	Bricklayer	3	2	N	Amer.	T	T	3	8	5	None	460	83 50	64
65	3	2	54	Washerwom'n	6	1	N	Amer.	T	T	2	6	4	None	408	67 65	65
66	2	4	38	Laborer	4	0	W	Amer.	T	T	4	9	8	10	209	73 25	66
67	1	3	42	Nurse	4	1	W	Amer.	T	T	3	6	12	5	166	53 00	67
68	2	1	36	Driver	6	2	W	Ger.	T	T	4	10	35	None	391	58 25	68
69	3	3	35	Moulder	4	1	W	Amer.	T	T	4	12	5	None	361	58 25	69
70	1	2	37	Huckster	3	2	W	Ger.	C	C	1	6	5	1	212	67 40	70

STATISTICS OF PHILADELPHIA CONTINUED.

No. of Applicant.	Number in Family.		Age of head of family.	Previous Occupation.	Months unemployed during past year.	Number in family able to work but unemployed.	Color. — W-White. N-Negro.	Nationality.	Born in: City-T Country-C.	Bred in: City-T. Country-C.	Rooms in house.	Rent.	Residence in Philadelphia, in years.	Experience in farming, in years.	Total number hours' work put on garden.	Value of crop.	No. of Applicant.
	Males.	Females.															
71	2	2	32	Laborer	6	2	N	Amer.	C	C	5	$11	6	6	191	$66 85	71
72	3	4	54	Butcher	3	2	W	Amer.	T	T	3	8	8	4	189	65 00	72
73	3	2	25	Laborer	6	1	W	Irish	T	T	6	12	7	5	172	32 60	73
74	3	4	47	Laborer	3	3	W	Irish	T	T	6	11	10	None	321	96 50	74
75	3	4	44	Laborer	6	2	N	Amer.	C	C	2	5	18	4	128	67 30	75
76	5	1	41	Laborer	3	1	W	Irish	C	C	4	10	10	None	428	90 50	76
77	3	1	65	Engineer	2	3	W	Eng.	T	T	4	10	10	10	384	92 25	77
78	2	3	61	Laborer	6	2	W	Irish	T	T	6	15	5	15	141	41 00	78
79	6	3	40	Laborer	4	3	W	Irish	C	C	4	11	4	8	221	38 60	79
80	2	5	51	Laborer	6	1	N	Amer.	C	C	4	7	5	10	225	48 50	80
81	2	3	49	Bricklayer	6	1	W	Irish	T	T	5	11	10	None	217	54 40	81
82	2	4	54	Mechanic	4	1	W	Amer.	C	C	5	12	15	5	341	74 60	82
83	2	3	52	Weaver	6	2	W	Amer.	T	T	4	7	10	None	214	52 00	83
84	1	2	38	Laborer	3	1	N	Amer.	C	C	4	8	10	5	346	57 75	84
85	3	4	64	Huckster	6	3	W	Irish	C	C	3	None	8	None	264	72 25	85
86	2	2	32	Watchmaker	6	1	W	Amer.	T	T	4	10	10	None	316	54 25	86
87	3	5	48	Mechanic	6	2	W	Amer.	T	T	4	8	20	5	310	62 20	87
88	3	2	72	Laborer	4	2	W	Amer.	T	T	5	11	18	None	310	58 00	88
89	3	4	39	Laborer	6	1	N	Amer.	C	C	4	10	10	None	215	61 10	89
90	2	4	48	Laborer	6	2	N	Amer.	C	C	4	11	20	None	238	63 40	90
91	2	5	52	Lamplighter	9	2	W	Italian	C	C	5	12	8	None	346	79 00	91
92	2	4	46	Cook	6	2	W	Amer.	C	C	4	11	9	None	122	32 20	92
93	2	5	48	Laborer	6	2	N	Amer.	T	T	6	12	10	5	186	46 00	93
94	2	3	37	Watchman	6	1	W	Amer.	T	T	5	10	18	10	248	54 00	94
95	3	5	49	Carpenter	6	3	W	Amer.	T	T	5	12	15	None	196	48 60	95
96	2	3	53	Laborer	6	1	W	Irish	C	C	5	11	7	5	64	22 25	96

NOTES ON STATISTICAL TABLE.

All applicants enumerated above were given one-quarter of an acre of land, except numbers 23, 25, 73, 74, 91 and 96, who were given nine-tenths, one-half, one-eighth, two-thirds, one-third and one-sixth of an acre, respectively.

THE FOLLOWING IS A SUMMARY OF THE STATISTICS CONTAINED IN THE TABLE:

Number of families, 96.
Number of persons, 523. Color: White, 460; Negro, 63.
Average number in family, 5.4.
Average number in family unemployed, 1.5.
Average age of head of family, 45.5 years.
Occupation of head of family: Unskilled laborers, 41; Skilled laborers, 55.
Average number of months unemployed during past year, 5.2.
Average rent paid per month, $9.70.
Average number of years resident in Philadelphia, 17.8.
Average number of hours' work spent on garden, 282.4
Average value of produce per garden, $61.045.
Average wages earned per working day of ten hours, $2.16.

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